

February 23, 2022

**VIA FEDERAL EXPRESS**

Mr. Jay Camp, Planning Director  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Re: Public Improvement Variance Request  
Flagship Healthcare Properties, LLC  
4.35 Acre Site Located on the Northeast Corner of the Intersection of Matthews  
Township Parkway and Team Road  
(Tax Parcel No. 193-245-24 and a portion of 193-245-08)

Dear Jay:

I hope this letter finds you well.

As you know, Flagship Healthcare Properties, LLC (the “Applicant”) has filed a Rezoning Application with the Town of Matthews requesting the rezoning of an approximately 4.35 acre site located on the northeast corner of the intersection of Matthews Township Parkway and Team Road (the “Site”) from the I-1 and I-1 (CD) zoning districts to the B-3 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a maximum 45,000 square foot building on the Site that could be devoted to medical, dental, optical offices and clinics and professional and general offices.

Pursuant to Section 155.712 of the Town of Mathews Unified Development Ordinance (the “UDO”), the Applicant respectfully requests a public improvement variance from the requirements of Section 155.707 of the UDO and any other applicable provisions of the UDO to eliminate the requirement to construct and install a planting strip and sidewalk along the Site’s frontages on Team Road and Matthews Township Parkway.

The Applicant offers the following in support of the foregoing public improvement variance request:

- (1) Constructing and installing the planting strip and sidewalk along the Site’s frontages on Team Road and Matthews Township Parkway would require the removal of existing mature trees.

(2) Due to the severe topography of the Site as it relates to Team Road and Matthews Township Parkway (there are steep slopes from Team Road and Matthews Township Parkway down into the Site), large retaining walls would have to be constructed to install the required planting strip and sidewalk.

(3) A protected stream is located between the Site and Team Road and Matthews Township Parkway. The construction and installation of the planting strip and sidewalk would impact the protected stream buffer in some areas.

(4) The Applicant has committed to install a pedestrian access to the interior of the Site from Matthews Township Parkway by way of a sidewalk at the curb cut between the Site and the development proposed on the property located immediately to the east of the Site. This pedestrian access will provide a pedestrian connection from the interior of the site to Matthews Township Parkway, and pedestrians can then walk along Matthews Township Parkway to the east of the Site. Pedestrian access from the Site to the west along Matthews Township Parkway would be impeded by the bridge over the railroad tracks, because that bridge does not accommodate pedestrians.

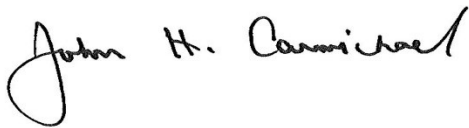
The Applicant respectfully requests that this public improvement variance request be considered by the Planning Board at its next available meeting.

Jay, I am including with this letter a check in payment of the \$350 filing fee. I am also enclosing 8 copies of the site plan and a cross section that shows the topography along the Site's frontage on Matthews Township Parkway.

Thank you as always for your assistance, and please give me a call if you have any questions.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large, looping initial "J".

John H. Carmichael

Enclosures